



**D Y PATIL**  
COLLEGE &  
ENGINEERING & TECHNOLOGY  
(AN AUTONOMOUS INSTITUTE)  
KASABA BAWADA, KOLHAPUR

**SCHOOL OF  
ARCHITECTURE**

## **CONSULTANCY REPORT**



**OLD AGE HOM**

# TEAM

## Faculty Coordinators

- Prof. I.S.Jadhav
- Prof Gouri Mehtar
- Prof Tilottama Padale
- Prof.Rasika Haval
- Prof Yogesh Kumbhar
- Prof Manjett Jadhav

## Student Coordinators

- 1. Himanshu Kene
- 2. Ganesh Mhetre
- 3. Mudatsshir Mulla
- 4. Parth Rane
- 5. Sammarth Sutar
- 6. Khushi Shah
- 7. Pratik Patil
- 8. Arnav Karlekar
- 9. Pranav More

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# Introduction

- **PROJECT : OLD AGE VILLAGE**
- **CLIENT : B.R. PATIL**

Old Age Homes are built to provide shelter, food, and comfort to elderly people who can no longer live in their own homes.



Old age homes, also known as nursing homes or assisted living facilities, are designed to meet the needs of elderly individuals who can no longer safely or comfortably live in their own houses. These homes provide essential services that focus on the well-being of their residents. Shelter is one of the primary features of these facilities. They offer a safe environment where seniors can live without the risks associated with independent living.

In addition to a secure place to stay, old age homes provide meals tailored to the dietary requirements of the elderly. Nutrition plays a vital role in maintaining health, and these facilities ensure that residents receive balanced and nutritious food. This is crucial for those who may have dietary restrictions or specific health conditions that require special attention.

Comfort is another significant aspect of old age homes. These facilities often feature warm, inviting living spaces. Staff members are trained to assist residents with their day-to-day activities, ensuring they feel supported and cared for. Social activities and recreational programs are also typically available, helping to combat feelings of loneliness and isolation among residents.

Overall, old age homes serve as a community where elderly people can find the support they need in a compassionate environment. They are built to address the unique challenges faced by seniors, providing not just physical shelter but also emotional and social support.

# **Project Vision**

Our consultancy project aims to design an exemplary old age home, catering to the unique needs and preferences of senior citizens. The design prioritized comfort, safety, and accessibility, ensuring a warm, welcoming atmosphere for residents. We have incorporated community spaces, recreational facilities, and healthcare services to foster an active, fulfilling lifestyle for the elderly. Our focus on resident-centered design will create a nurturing environment that promotes independence, social interaction, and overall well-being.

## Meetings..



The initial meeting was convened at the department, bringing together the client, staff members, and students to facilitate an open dialogue aimed at understanding the client's vision and requirements for the old age home project. This collaborative gathering created a dynamic environment where the client articulated his hopes for the facility, emphasizing the importance of fostering a sense of community and enhancing the quality of life for residents. Staff shared valuable insights from their experiences, while students contributed fresh perspectives, generating a rich exchange of ideas. By collectively exploring key themes such as safety, accessibility, and the integration of communal spaces, the meeting set a strong foundation for the project and ensured that all stakeholders were aligned in their goals. This foundational discussion was instrumental in guiding our subsequent design process, ensuring that we remain focused on the client's core objectives as we move forward.

# Client Requirements

- To provide a warm, welcoming environment for **100 elderly residents**, prioritizing their physical, emotional, and social well-being.

## Goals: -

- Homely Atmosphere: Create a cozy environment that fosters belonging. -
- Quality of Life: Cater to individual needs with personalized care and services. - Community Engagement: Encourage socialization and activities to combat isolation. - Safety and Security: Ensure a secure, accessible environment for all residents.

## Key Principles:

- Personalized Care: Tailor care plans to individual preferences. -
- Accessibility: Design a barrier-free environment promoting independence. -
- Comfort: Incorporate amenities like lounges, gardens, and recreational spaces. -
- Sustainability: Utilize energy-efficient designs and waste management practices. - Incorporate green spaces to enhance well-being.
- Community Outreach: Forge partnerships with local organizations for comprehensive support. - Facilitate volunteer programs to engage the community. This vision aims to create a model old age home that enhances the quality of life for seniors while fostering a sense of community and connection.

# Site Analysis



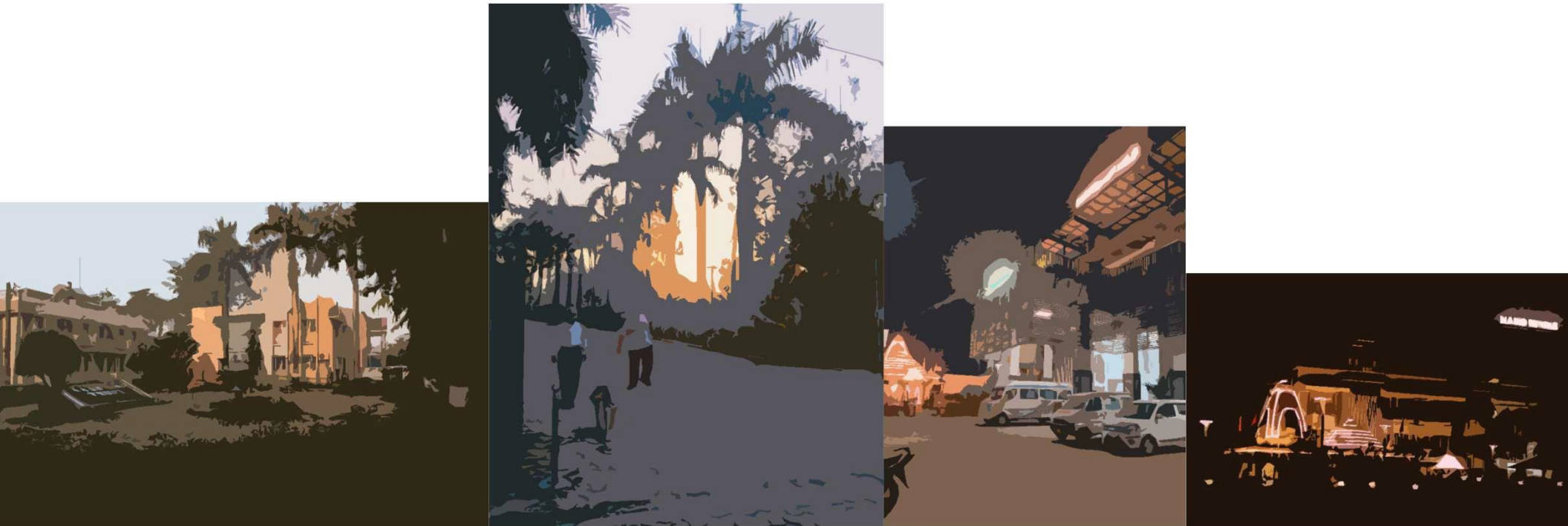


# Case Studies

we conducted extensive case studies of existing old age homes, focusing on successful models of community living and aging-in-place initiatives. Our analysis drew upon a range of case studies, including purpose-built facilities, repurposed heritage buildings, and innovative, adaptive reuse projects. By examining the design elements, spatial configurations, and resident experiences within these facilities, we were able to distill key insights and best practices that will inform our own design approach. Key takeaways from these case studies include the importance of creating a sense of community through shared spaces and activities, the value of incorporating natural light and views into living spaces, and the benefits of modular, adaptable design that can evolve to meet changing resident needs. These insights have been incorporated into our final design, ensuring that our old age home will provide a safe, stimulating, and supportive environment for its residents.



Case Study Tour



## OLD AGE HOME CASE STUDY

Valsad and Igatpuri.

SCHOOL OF ARCHITECTURE  
D. Y. P. C. E. T. KOLHAPUR



## ADHAAR TRUST FOUNDATION OLD AGE HOME, VALSAD

- |  |  |
|--|--|
| <span style="color: blue;">■</span> ENTRY        | <span style="color: olive;">■</span> MULTI-PURPOSE HALL        |
| <span style="color: orange;">■</span> TEMPLE     | <span style="color: blue;">■</span> ADMINISTRATION AND KITCHEN |
| <span style="color: purple;">■</span> OPEN SPACE | <span style="color: green;">■</span> RESIDENTIAL BLOCK         |
| <span style="color: green;">■</span> GARDE N     |  |



- The first building was constructed in with 20 rooms. The other two buildings in 2009 & 2012 respectively each building having 30 rooms with a G+2 Structure.
- Residential buildings are done in three phases. All the rooms have two shared bed systems with an attached toilet and bathroom.
- The total capacity of the residential buildings is 80 rooms with 160 people staying at a time.
- All the buildings are surrounded by beautiful landscapes having a 1.8 m pathway around the building with a shaded sloping roof.









### ENTRANCE

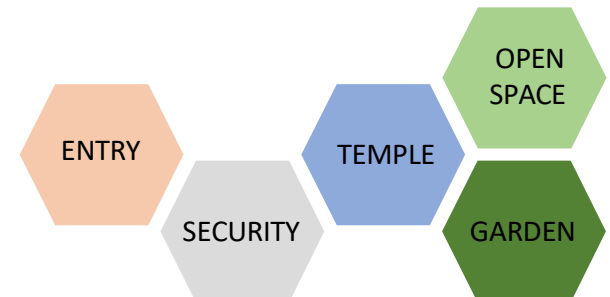
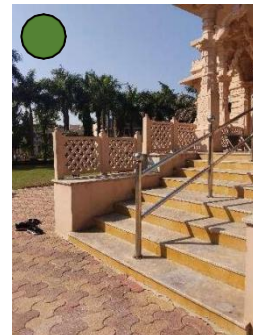
- Only one entrance from east direction not other entry provided.
- With 7M wide internal road.
- Vegetation of tall palm trees along the entry way to make entry grand.
- Transformer placed at entrance near security cabin so that it will be easy to maintained by GSCEL.

### SECURITY

- Only one security cabin was there with one watchman.
- Working schedule of watchman from 8 am to 8 pm other than that trust has has to look after.
- Other nearby villagers were allowed to enter during festival and events.
- Every entry exit by residents' are registered by security guard during his work time.
- Path ways are paved throughout the connecting spaces.

### TEMPLE

- Temple is built in such way that different believers can worship there.
- People sit near temple in early morning as well a in evening after prayer, hence benches were provided.
- Open paved space was provided to conduct events/festivals/religious activities.

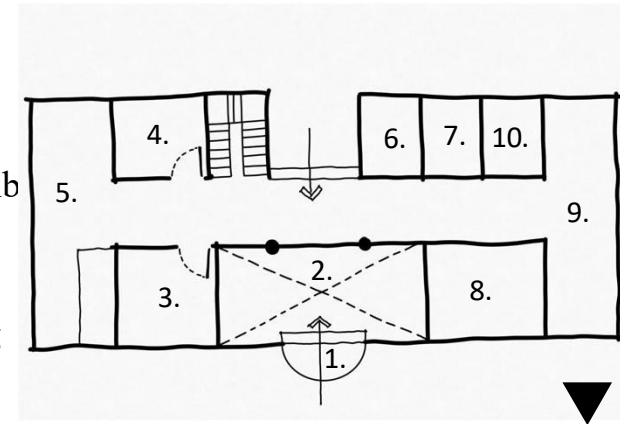






## ADMINISTRATION SPACES

1. Entrance Lobby
2. Waiting Area
3. Trustee Office
4. Accountant Cabin
5. Satsang Hall and Lib
6. Day Care Centre
7. Doctor's Cabin
8. Toilet
9. Kitchen and Dining  
a) Utility
10. Kitchen Store



## TIME SCHEDULE

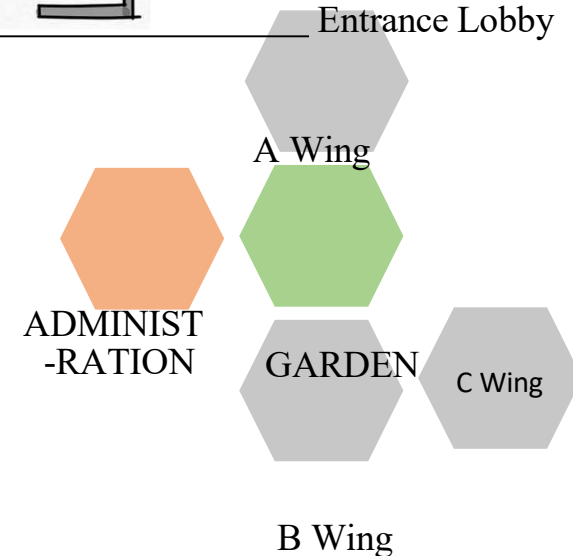
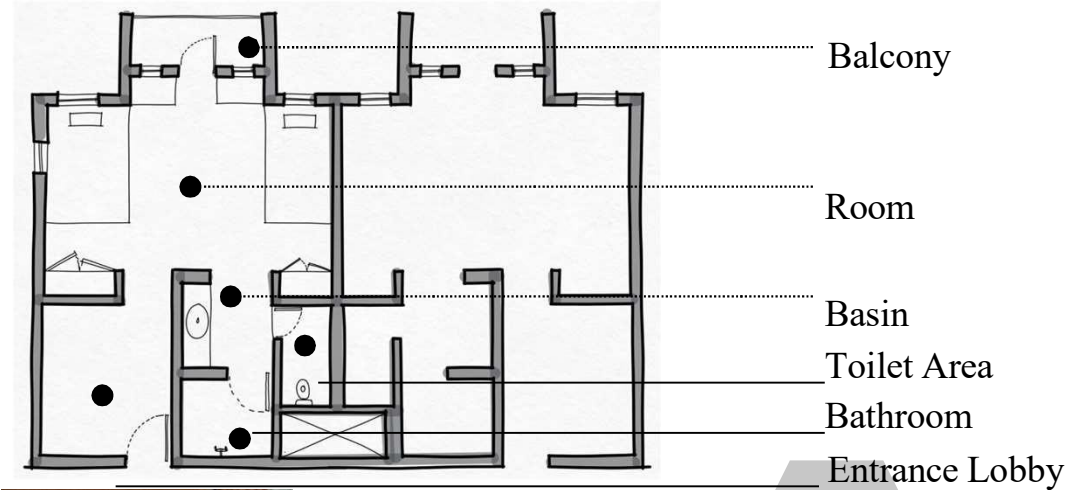
07:00 AM- Morning Tea 09:00 AM- Breakfast  
 12:00 PM- Lunch (Batch 1)  
 12:30 PM- Lunch (Batch 2) 04:00 PM- Tea Time  
 05:30 PM- Walking/Games  
 06:30 PM- Pooja  
 07:00 PM- Dinner (Batch 1)  
 08:00 PM- Dinner (Batch 2)





## RESIDENTIAL BLOCK

1. They charge 3000 per person for a single bed.
2. The room has a two-bed sharing system with a cupboard & desk provided for each person. The room has an entrance lobby with a passage of 2.1 m wide with two beds, cupboards, toilet & bathroom.
3. A balcony is also provided for each rooms used for sitting or drying clothes.
4. To maintain equality they constructed all the room with same pattern and same size.







## KITCHEN

1. Entry is from the center of the building and on the right hand side the kitchen and on left hand side Satsang bhavan is located. For kitchen separate entry provided for load and unloading. Kitchen had small store room & cold storage unit and dinning with capacity of 80 people. ( in 2 batch )
2. On the first floor of administration office dormitory for visitors with 6 rooms. On the other side 4 secondary store rooms are located with Grain grinder. In one room, the scrap material is kept. And in remaining two rooms grains, housing material are kept. There are 4 beds provided for kitchen staff.

SATSANG

KITCHEN

RECEPTION +  
OFFICE



## **SERVICES FOR RESIDENTIAL BLOCK**

1. All the buildings having 0.60 M plinth provided the steps and ramp of 2.1 X .57 M.
2. The C-shaped Building with a service core at the center of the building which is at the front side. For vertical transportation ramp is provided along with the staircase and lift shaft.
3. Laundry services are also provided with a single washing machine for the whole building. Beside the swing drinking water purifier is provided.
4. Inverters for each building are provided below the staircase.
5. Each Building has 4 ducts for drainage and pipeline.
6. On the rooftop, Solar water heaters are present.

ADMINIST  
-RATION

GARDEN

C Wing

B Wing

A Wing



# PHOTO GALLERY



Residence Block



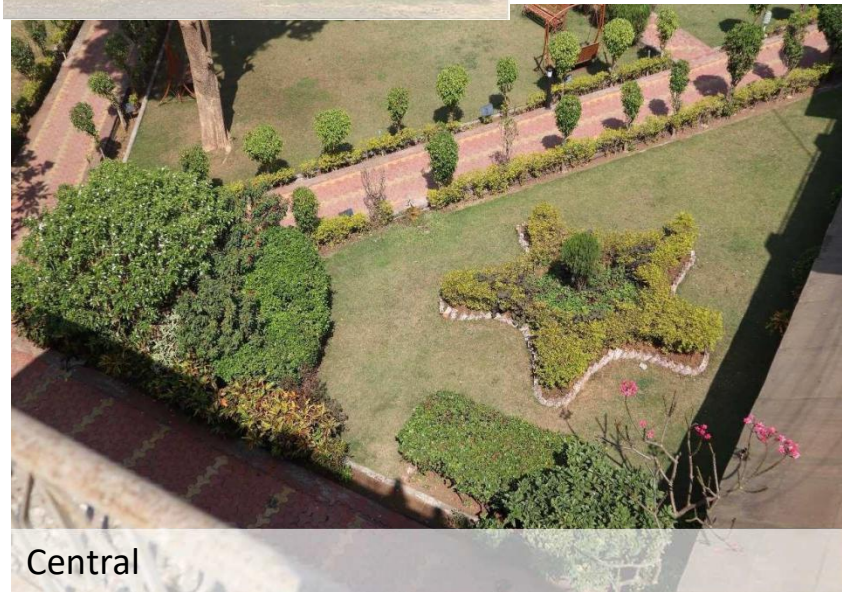
Central Garden



Solar Panel at Roof Top



Ramp



Central



Residential Block





EN  
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ATE  
RS

GARDEN  
MAIN  
BLOCK  
CATTLE  
SHED  
FARM  
LAND

## NANDNIWAS OLD AGE HOME, VALSAD

- The first building was constructed in 2006 with 20 rooms. The other two buildings in 2009 & 2012 respectively each building having 30 rooms with a G+2 Structure.
- Residential buildings are done in three phases. All the rooms have two shared bed systems with an attached toilet and bathroom.
- The total capacity of the residential buildings is 80 rooms with 160 people staying at a time.
- All the buildings are surrounded by beautiful landscapes having a 1.8 m pathway around the building with a shaded sloping roof.





# Meetings..

Following the comprehensive evaluation of the initial requirements provided by our clients and insights gained from our case study tour, we facilitated a series of collaborative meetings to refine the design of the old age home. During these discussions, key stakeholders—including architects, care professionals, and potential residents—were actively engaged to ensure that every voice was heard. We robustly explored various layout options, focusing on aspects such as accessibility, flow, and the integration of communal spaces that foster social interaction. This iterative process allowed us to address concerns, incorporate feedback, and ensure that the design aligns with the vision of our clients while meeting the diverse needs of future residents. Ultimately, these collaborative sessions were instrumental in solidifying the final layout, striking a balance between functionality, comfort, and community engagement in the space.



# FIRST SITE VISIT AND INTRODUCTION WITH THE NATIVES

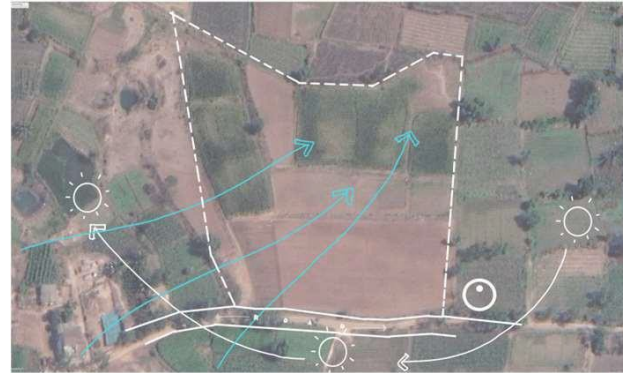
Chandekarwadi was the site of an official visit arranged by Mr. B.R. Patil, sir. In order to learn about the expectations of the local framers, Sarpanch and Gram sevak, the team met with them on January 8, 2023, at their school of architecture, D.Y.P.C.E.T. By obtaining the necessary measures and documenting the property's limits, location, and surroundings, the team also thoroughly examined the site.



# Conceptual Framework

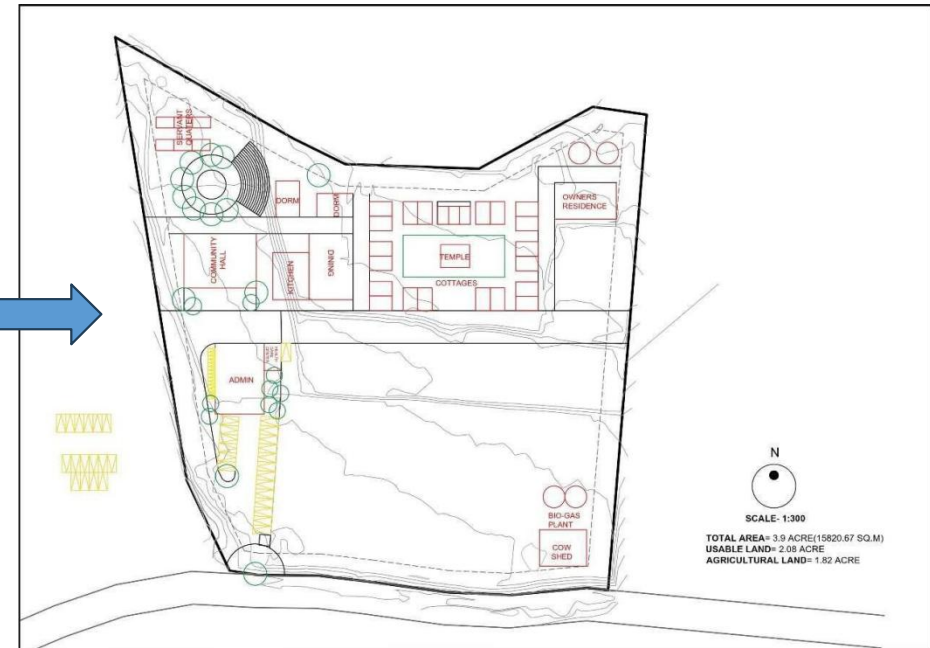
Conceptual design generated for the old age home consultancy client is centered around creating a warm, welcoming, and accessible environment for senior citizens. The design incorporates a spacious and open layout with ample natural light, allowing for easy navigation and social interaction among residents. A homely atmosphere while also ensuring ease of maintenance and cleanliness. The design prioritizes accessibility features such as wheelchair ramps, lifts to cater to the needs of residents with mobility impairments. Additionally, a range of recreational areas and amenities such as a temple, library, activity room, and outdoor garden spaces are included to promote engagement, relaxation, and overall well-being.



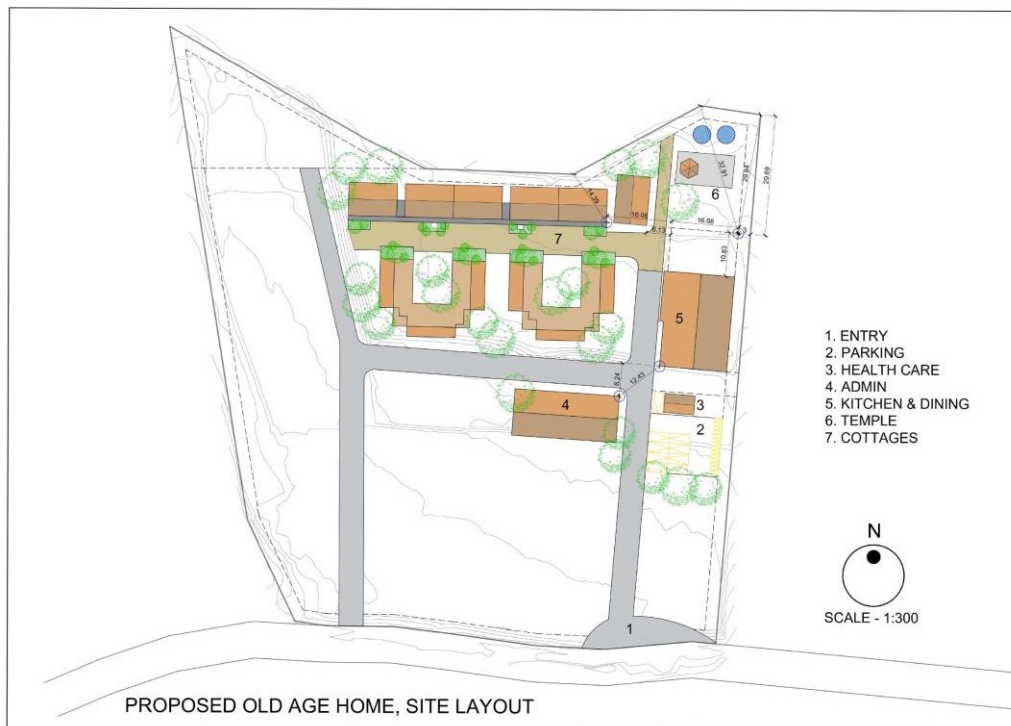


# Primary Drawings

The primary drawings for the old age home design encompass essential elements to visualize the primary concept. The site plan outlines the layout, highlighting key areas such as parking, gardens, and building orientation. Site plans illustrate the arrangement of rooms, communal spaces, and dining areas, ensuring accessibility and comfort for residents.



# Finalization of Layout



We finalized the site layout of the old age home, carefully positioning the location of rooms, amenity spaces, dining areas, and recreational facilities to optimize functionality and enhance resident experience. This design thoughtfully considers accessibility and social interaction, while also allowing for flexible usage of spaces. Importantly, the layout has been crafted with an eye toward future expansion, ensuring that additional rooms or amenities can be seamlessly integrated as the needs of the community evolve. This foresight in planning underscores our commitment to creating a sustainable and adaptable environment for all residents.



**Perspective views and 3D renders developed to illustrate the architectural character and material finishes.**









## **Progress After Layout Finalization**

Following the approval and finalization of the site, room, and landscape layouts, construction activities have commenced as per the proposed designs. The work is being executed in phases to maintain quality and adherence to standards.

### **Phase 1: Site Layout Implementation**

Status Update:

- Site clearance and leveling completed.
- Foundation work for residential blocks initiated.
- Internal circulation routes and service areas marked as per layout.

Observations:

- Progress is as per schedule.







SITE WORK IN PROGRESS

## Phase 2: Room Layout Development

### Status Update:

- Structural framing of Blocks completed .
- Internal partition walls construction completed.
- Electrical and plumbing provisions being laid.

### Observations:

- Adequate circulation space for accessibility ensured.
- Bathroom accessibility features incorporated.









## Phase 3: Landscape Execution

## Status Update:

- Preparation of pathways and garden bases ongoing.
- Plant species for therapeutic garden finalized.

Observations:

- Resting areas and seating zones planned as per the design.
- Landscaping to accelerate after primary structure completion.



## Preliminary sketches



## Final layout



Tree Plantation on site after finalization of landscape layout

## **Compliance Check:**

The ongoing construction adheres to NBC 2016, Harmonized Guidelines for Barrier-Free Design, and fire safety norms.

Key Verifications:


- Ramp gradient and width as per standards.
- Corridor and door widths verified.
- Fire safety provisions incorporated in the structural plan.

## **Next Phase**

- Complete finishing work for all blocks.
- Begin interior finishing, electrical, and plumbing works.
- Initiate full landscape execution after major structural completion.
- Continue compliance checks at every stage.



# DOCUMENTS

Regd. No. Kolhapur / 345 / 2020	Public Trust No. F / 38065 / Kolhapur
	<b>ANURAM SUPPORT FOUNDATION KOLHAPUR</b>
Plot No. 43, Devane Colony, Sane Guruji Vasahat, Kolhapur (M.S.) - 416 012	
E-mail : <a href="mailto:admin@pasaydankolhapur.com">admin@pasaydankolhapur.com</a>	Website : <a href="http://www.pasaydankolhapur.com">www.pasaydankolhapur.com</a>

Ref. : Date : 14/01/2024

To,  
The Principal  
D.Y. Patil College of Engineering and Technology  
Kasba Bawda  
Kolhapur, Maharashtra

Subject: Request for Architectural Consultancy: Old Age Home Project in Chandekarwadi, Kolhapur

Dear Sir/Madam,

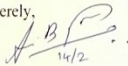
Anuram Support Foundation is writing to request architectural consultancy services from the esteemed School of Architecture, D.Y. Patil College of Engineering and Technology, Kasba Bawda, Kolhapur for our new old age home project located in Chandekarwadi, Kolhapur.

Our primary goal is to develop a safe, accessible, and stimulating living environment for our elderly residents. To achieve this, we require expert guidance in the following key areas:

- Architectural Design: Creating aesthetically pleasing and functionally efficient living spaces.
- Planning: Optimizing the layout for accessibility, ease of navigation, and social interaction.
- Landscape Design: Developing outdoor spaces that promote well-being and provide opportunities for recreation and relaxation.

We believe that a collaboration with your school would be invaluable in realizing our vision for this project. We are eager to benefit from the innovative ideas and technical expertise of your faculty and students.

Thank you for considering our request. We look forward to the possibility of discussing this project with you in greater detail and exploring potential avenues for collaboration.

Sincerely,  
  
Anuram Support Foundation